

## CPA #2009-M-03 SUNSET BLUFFS

### SUPPLEMENTAL STAFF REPORT

**SUMMARY:** This Supplemental Staff Report provides information provided to Planning Staff from other Divisions within the City that was not available for the first staff report.

#### General Description

A proposal for a Comprehensive Plan Amendment was submitted for six separate parcels located within the vicinity of the Sunset View Apartments at 2101 SW Sunset Boulevard. This proposal includes the SE corner of the Sunset View Apartments and abutting properties to the south and east (including a strip of unimproved right-of-way). The request is comprised of two separate parts, which are as follows:

Part A: This Comprehensive Plan Amendment would redesignate the Merlino Land Development Company (MLDC) property from Residential Medium Density (RMD) and Residential Low Density (RLD) land use designations and Residential 10 (R-10) and Resource Conservation (RC) zoning to Employment Area Valley (EAV) land use designation and Commercial Office (CO) zoning.

Part B: This Comprehensive Plan Amendment would redesignate the QIP and Virtu property from Residential Medium Density (RMD) and Residential Low Density (RLD) land use designations and Residential 10 (R-10) and Resource Conservation (RC) zoning to Employment Area Valley (EAV) land use designation and Industrial Light (IL) zoning.

Water Utility Division Comments: Comments received from the City's Water Utility Division, indicated that the existing 12-inch water line in SW Sunset Boulevard can deliver a maximum flow rate of 2,200 gallons per minute (gpm). Any development or redeployment of the subject properties within the area that require a fire flow demand greater than the existing water system capacity of 2,200 gpm, will be required to design and construct the necessary water infrastructure to meet the fire flow demand for the development. The improvements may include, but may not be limited to, new water mains, reservoir, and pump station. A hydraulic analysis shall be performed to verify flow demands, pressure availability, and shall demonstrate the effect of the proposed development on the existing City water system along with necessary improvement to provide the required fire flow demand to the development.

Planning Staff Comments: The comments received from the Water Utility Division indicate that future development may be required to make infrastructure improvements to meet the fire flow demand, based on the proposed construction, as would any development in any location of the City. It is important to note, that the construction of a reservoir and/or pump station are typically large infrastructure project completed by a public entity not a private developer, and this may be the challenge for future development of the Sunset Bluffs property.